



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JANUARY 5, 2004

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, CITY CLERK BARBARA JO (RONI) RONEMUS, and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

City Hall Plaza, Posting Board

Court Clerk's Bulletin Board, City Hall

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

(3:05)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JANUARY 5, 2004

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to enter into negotiations with The Animal Foundation to amend the current Lease Agreement or to establish a new Lease Agreement for the Animal Shelter Facility located at 655 North Mojave Road - Ward 3 (Reese)

Fiscal Impact

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No Impact

Amount:

☐

Budget Funds Available

Dept./Division: Public Works/Real Estate

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Public Works/Real Estate & Assets received a letter from The Animal Foundation dated 11/11/03. The Foundation stated that their architectural firm has completed a design plan depicting expansion of The Foundation and incorporating other design aspects including canine bungalows, an adoption center, a barn, an obedience & show center & a veterinary technician training facility. CLV is in the process of recording a new parcel map to consolidate the land subject to the existing lease.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. 11/11/03 letter

2. Site map

Submitted at meeting – additional site map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a “DO PASS” recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JANUARY 5, 2004

Public Works

Item 1 - Discussion and possible action to enter into negotiations with The Animal Foundation to amend the current Lease Agreement or to establish a new Lease Agreement for the Animal Shelter Facility located at 655 North Mojave Road

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that the City and County recently entered into an Interlocal agreement to establish a regional animal facility. Future plans are that Clark County will relocate to the existing City facility at Mojave. The relocation will require an expansion to the building and adding a veterinary facility, small hospital and some condominium-type animal housing. MR. ROARK submitted a new map demonstrating the reparceling of the land and the parcels currently in escrow. When the new parcel map is complete, the parcels will become one 4.7-acre parcel. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:08)

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: JANUARY 5, 2004**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a License Agreement between the City of Las Vegas and DTR6, L.L.C. for the purpose of assuring the continued clean and orderly appearance of the roads and have the City agree to refrain from imposing parking restrictions along the west side of Bilbray Drive and the south side of Balzar Avenue located next to the Best In The West Shopping Center (\$14,400 first year revenue) - Ward 6 (Mack)

Fiscal Impact☐**No Impact****Amount:** \$14,400 1st yr. revenue☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Real Estate/Misc. Rentals**PURPOSE/BACKGROUND:**

CLV owns the public R-O-W commonly known as James Bilbray Dr. & Balzar Ave. DTR6 desires to add tenants to the Shopping Center, which may increase parking & pedestrian traffic. DTR6 has an interest in obtaining a license agreement stating CLV will not impose any additional parking restrictions along the westside of Bilbray Dr & the S. side of Balzar Ave than is currently enforced. In exchange for the license, DTR6 will pay CLV \$14,400 the 1st yr (with a 3% increase each year thereafter). DTR6 will be responsible for providing liability ins, painting curbs & keeping the sidewalks clean & orderly.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

License Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JANUARY 5, 2004

Public Works

Item 2 - Discussion and possible action regarding a License Agreement between the City of Las Vegas and DTR6, L.L.C. for the purpose of assuring the continued clean and orderly appearance of the roads and have the City agree to refrain from imposing parking restrictions along the west side of Bilbray Drive and the south side of Balzar Avenue located next to the Best In The West Shopping Center (\$14,400 first year revenue)

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, explained that this licensing agreement with the owner of the shopping center would involve the roadways along the back of the shopping center. The agreement guarantees the City will not install parking meters during a certain period of time. During the lifetime of the agreement, the payments will start at \$14,400 per year and increase a minimum of 3% each year. The shopping center will be responsible for striping, cleaning of the roadways and sidewalk maintenance. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:09)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JANUARY 5, 2004

DEPARTMENT: NEIGHBORHOOD SERVICES

DIRECTOR: ORLANDO SANCHEZ-ACTING ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement Amendment between the City of Las Vegas and Jude 22 for use of a building located at 320 South 9th Street to operate a Senior Nutrition Center to include the use of a 400 square foot trailer for storage purposes at no additional rental charge - Ward 5 (Weekly)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division:

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Currently, Jude 22 leases a building located at 320 S. 9th Street to operate a Senior Nutrition Center and has requested the use of a 400 square foot trailer to store food items to allow more operating space within the building.

RECOMMENDATION:

Staff recommends approval and authorization of the Mayor to execute the Agreement with Jude 22.

BACKUP DOCUMENTATION:

First Amendment to Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, indicated that the amendment would allow Jude 22 to use the trailer placed on the property by the City for storage. Staff recommended approval.

No one appeared in opposition and there was no further discussion.

REAL ESTATE COMMITTEE MEETING OF JANUARY 5, 2004

Neighborhood Services

Item 3 - Discussion and possible action regarding a Lease Agreement Amendment between the City of Las Vegas and Jude 22 for use of a building located at 320 South 9th Street to operate a Senior Nutrition Center to include the use of a 400 square foot trailer for storage purposes at no additional rental charge

MINUTES – Continued:

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:09 – 3:10)

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AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: JANUARY 5, 2004

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: IAIN VASEY, ACTING

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CONSENT

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DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to direct and authorize staff to proceed with a Request For Development Proposals for the site at 3rd Street and Bonneville Avenue totaling approximately 2.38 acres owned by Office District Parking I, Inc., APN 139-34-311-095 to -102 and -105 to 110) - Ward 1 (Moncrief)

Fiscal Impact

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No Impact

Amount:

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Budget Funds Available

Dept./Division:

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Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Office District Parking I, Inc., a wholly owned subsidiary of the City, is considering whether to proceed with a Request For Development Proposals (RFP) for the site at 3rd Street and Bonneville Avenue. The RFP would expressly seek development proposals for the site that further the development goals and objectives set forth in the Las Vegas Downtown Centennial Plan. Priority will be given to urban density residential proposals from financially strong developers.

RECOMMENDATION:

Review and provide staff with direction and authorization to proceed.

BACKUP DOCUMENTATION:

1. Agenda Memo
2. Site map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF JANUARY 5, 2004

Business Development

Item 4 - Discussion and possible action to direct and authorize staff to proceed with a Request For Development Proposals for the site at 3rd Street and Bonneville Avenue totaling approximately 2.38 acres owned by Office District Parking I, Inc., APN 139-34-311-095 to -102 and -105 to 110)

MINUTES – Continued:

IAIN VASEY, Office of Business Development, stated that the 2.3 acres between Third and Fourth Streets were assembled over the last few years. Staff is seeking authorization to proceed with a request for proposal (RFP) for developers. The target will be urban density residential development with a focus to recover cost of assembling the land, approximately \$3.8 million. If approved, the RFP would open the end of January and close by March 31. Staff would hope to bring a development agreement before Council in June.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:11)

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REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: JANUARY 5, 2004

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:11)
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THE MEETING ADJOURNED AT 3:11 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
January 22, 2004